

1-1 By: Raney, Kacal (Senate Sponsor - Schwertner) H.B. No. 3875
1-2 (In the Senate - Received from the House May 6, 2013;
1-3 May 7, 2013, read first time and referred to Committee on
1-4 Intergovernmental Relations; May 16, 2013, reported favorably by
1-5 the following vote: Yeas 4, Nays 0; May 16, 2013, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
1-8	X			
1-9			X	
1-10	X			
1-11	X			
1-12	X			

1-13 A BILL TO BE ENTITLED
1-14 AN ACT

1-15 relating to the creation of Rock Prairie Management District No. 1;
1-16 providing authority to issue bonds; providing authority to impose
1-17 assessments or fees.

1-18 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
1-19 SECTION 1. Subtitle C, Title 4, Special District Local Laws
1-20 Code, is amended by adding Chapter 3908 to read as follows:

1-21 CHAPTER 3908. ROCK PRAIRIE MANAGEMENT DISTRICT NO. 1

1-22 SUBCHAPTER A. GENERAL PROVISIONS

1-23 Sec. 3908.001. DEFINITIONS. In this chapter:

1-24 (1) "Board" means the district's board of directors.

1-25 (2) "City" means the City of College Station.

1-26 (3) "County" means Brazos County.

1-27 (4) "Director" means a board member.

1-28 (5) "District" means the Rock Prairie Management
1-29 District No. 1.

1-30 Sec. 3908.002. NATURE OF DISTRICT. The Rock Prairie
1-31 Management District No. 1 is a special district created under
1-32 Section 59, Article XVI, Texas Constitution.

1-33 Sec. 3908.003. PURPOSE; DECLARATION OF INTENT. (a) The
1-34 creation of the district is essential to accomplish the purposes of
1-35 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
1-36 Texas Constitution, and other public purposes stated in this
1-37 chapter. By creating the district and in authorizing the city, the
1-38 county, and other political subdivisions to contract with the
1-39 district, the legislature has established a program to accomplish
1-40 the public purposes set out in Section 52-a, Article III, Texas
1-41 Constitution.

1-42 (b) The creation of the district is necessary to promote,
1-43 develop, encourage, and maintain employment, commerce,
1-44 transportation, housing, tourism, recreation, the arts,
1-45 entertainment, economic development, safety, and the public
1-46 welfare in the district.

1-47 (c) This chapter and the creation of the district may not be
1-48 interpreted to relieve the city or the county from providing the
1-49 level of services provided as of the effective date of the Act
1-50 enacting this chapter to the area in the district. The district is
1-51 created to supplement and not to supplant city or county services
1-52 provided in the district.

1-53 Sec. 3908.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)
1-54 The district is created to serve a public use and benefit.

1-55 (b) All land and other property included in the district
1-56 will benefit from the improvements and services to be provided by
1-57 the district under powers conferred by Sections 52 and 52-a,
1-58 Article III, and Section 59, Article XVI, Texas Constitution, and
1-59 other powers granted under this chapter.

1-60 (c) The creation of the district is in the public interest
1-61 and is essential to further the public purposes of:

2-1 (1) developing and diversifying the economy of the
 2-2 state;
 2-3 (2) eliminating unemployment and underemployment; and
 2-4 (3) developing or expanding transportation and
 2-5 commerce.
 2-6 (d) The district will:
 2-7 (1) promote the health, safety, and general welfare of
 2-8 residents, employers, potential employees, employees, visitors,
 2-9 and consumers in the district, and of the public;
 2-10 (2) provide needed funding for the district to
 2-11 preserve, maintain, and enhance the economic health and vitality of
 2-12 the district territory as a community and business center;
 2-13 (3) promote the health, safety, welfare, and enjoyment
 2-14 of the public by providing pedestrian ways and by landscaping and
 2-15 developing certain areas in the district, which are necessary for
 2-16 the restoration, preservation, and enhancement of scenic beauty;
 2-17 and
 2-18 (4) provide for water, wastewater, drainage, road, and
 2-19 recreational facilities for the district.
 2-20 (e) Pedestrian ways along or across a street, whether at
 2-21 grade or above or below the surface, and street lighting, street
 2-22 landscaping, parking, and street art objects are parts of and
 2-23 necessary components of a street and are considered to be a street
 2-24 or road improvement.
 2-25 (f) The district will not act as the agent or
 2-26 instrumentality of any private interest even though the district
 2-27 will benefit many private interests as well as the public.
 2-28 Sec. 3908.005. INITIAL DISTRICT TERRITORY. (a) The
 2-29 district is initially composed of the territory described by
 2-30 Section 2 of the Act enacting this chapter.
 2-31 (b) The boundaries and field notes contained in Section 2 of
 2-32 the Act enacting this chapter form a closure. A mistake in the
 2-33 field notes or in copying the field notes in the legislative process
 2-34 does not affect the district's:
 2-35 (1) organization, existence, or validity;
 2-36 (2) right to issue any type of bond for the purposes
 2-37 for which the district is created or to pay the principal of and
 2-38 interest on the bond;
 2-39 (3) right to impose or collect an assessment; or
 2-40 (4) legality or operation.
 2-41 Sec. 3908.006. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.
 2-42 All or any part of the area of the district is eligible to be
 2-43 included in:
 2-44 (1) a tax increment reinvestment zone created under
 2-45 Chapter 311, Tax Code;
 2-46 (2) a tax abatement reinvestment zone created under
 2-47 Chapter 312, Tax Code;
 2-48 (3) an enterprise zone created under Chapter 2303,
 2-49 Government Code; or
 2-50 (4) an industrial district created under Chapter 42,
 2-51 Local Government Code.
 2-52 Sec. 3908.007. APPLICABILITY OF MUNICIPAL MANAGEMENT
 2-53 DISTRICTS LAW. Except as otherwise provided by this chapter,
 2-54 Chapter 375, Local Government Code, applies to the district.
 2-55 Sec. 3908.008. CONSTRUCTION OF CHAPTER. This chapter shall
 2-56 be liberally construed in conformity with the findings and purposes
 2-57 stated in this chapter.
 2-58 SUBCHAPTER B. BOARD OF DIRECTORS
 2-59 Sec. 3908.051. GOVERNING BODY; TERMS. (a) The district is
 2-60 governed by a board of 11 voting directors who serve staggered terms
 2-61 of four years, with 5 or 6 directors' terms expiring June 1 of each
 2-62 odd-numbered year.
 2-63 (b) The city by resolution may change the number of voting
 2-64 directors on the board if the governing body of the city determines
 2-65 that the change is in the best interest of the district. The board
 2-66 may not consist of fewer than 7 or more than 15 voting directors.
 2-67 Sec. 3908.052. APPOINTMENT OF VOTING DIRECTORS. The mayor
 2-68 and members of the governing body of the city shall appoint voting
 2-69 directors. A person is appointed if a majority of those members and

3-1 the mayor vote to appoint that person.

3-2 Sec. 3908.053. NONVOTING DIRECTORS. The board may appoint
 3-3 nonvoting directors to serve at the pleasure of the voting
 3-4 directors.

3-5 Sec. 3908.054. QUORUM. For purposes of determining the
 3-6 requirements for a quorum of the board, the following are not
 3-7 counted:

3-8 (1) a board position vacant for any reason, including
 3-9 death, resignation, or disqualification;

3-10 (2) a director who is abstaining from participation in
 3-11 a vote because of a conflict of interest; or

3-12 (3) a nonvoting director.

3-13 Sec. 3908.055. INITIAL VOTING DIRECTORS. (a) The mayor and
 3-14 members of the governing body of the city shall appoint initial
 3-15 voting directors by position in accordance with Section 3908.052.

3-16 (b) Of the initial directors, the terms of directors
 3-17 appointed for positions 1 through 5 expire June 1, 2015, and the
 3-18 terms of directors appointed for positions 6 through 11 expire June
 3-19 1, 2017.

3-20 (c) This section expires September 1, 2017.

3-21 SUBCHAPTER C. POWERS AND DUTIES

3-22 Sec. 3908.101. GENERAL POWERS AND DUTIES. The district has
 3-23 the powers and duties necessary to accomplish the purposes for
 3-24 which the district is created.

3-25 Sec. 3908.102. IMPROVEMENT PROJECTS AND SERVICES. The
 3-26 district may provide, design, construct, acquire, improve,
 3-27 relocate, operate, maintain, or finance an improvement project or
 3-28 service using any money available to the district, or contract with
 3-29 a governmental or private entity to provide, design, construct,
 3-30 acquire, improve, relocate, operate, maintain, or finance an
 3-31 improvement project or service authorized under this chapter or
 3-32 Chapter 375, Local Government Code.

3-33 Sec. 3908.103. DEVELOPMENT CORPORATION POWERS. The
 3-34 district, using money available to the district, may exercise the
 3-35 powers given to a development corporation under Chapter 505, Local
 3-36 Government Code, including the power to own, operate, acquire,
 3-37 construct, lease, improve, or maintain a project under that
 3-38 chapter.

3-39 Sec. 3908.104. NONPROFIT CORPORATION. (a) The board by
 3-40 resolution may authorize the creation of a nonprofit corporation to
 3-41 assist and act for the district in implementing a project or
 3-42 providing a service authorized by this chapter.

3-43 (b) The nonprofit corporation:

3-44 (1) has each power of and is considered to be a local
 3-45 government corporation created under Subchapter D, Chapter 431,
 3-46 Transportation Code; and

3-47 (2) may implement any project and provide any service
 3-48 authorized by this chapter.

3-49 (c) The board shall select directors from the board to serve
 3-50 as the board of directors of the nonprofit corporation. The board
 3-51 may appoint one or more persons who are not directors to the board
 3-52 of directors of the nonprofit corporation if the governing body of
 3-53 the city determines that the appointment is in the best interest of
 3-54 the district. The board of directors of the nonprofit corporation
 3-55 shall serve in the same manner as the board of directors of a local
 3-56 government corporation created under Subchapter D, Chapter 431,
 3-57 Transportation Code, except that a board member is not required to
 3-58 reside in the district.

3-59 Sec. 3908.105. AGREEMENTS; GRANTS. (a) As provided by
 3-60 Chapter 375, Local Government Code, the district may make an
 3-61 agreement with or accept a gift, grant, or loan from any person.

3-62 (b) The implementation of a project is a governmental
 3-63 function or service for the purposes of Chapter 791, Government
 3-64 Code.

3-65 Sec. 3908.106. LAW ENFORCEMENT SERVICES. To protect the
 3-66 public interest, the district may contract with a qualified party,
 3-67 including the county or the city, to provide law enforcement
 3-68 services in the district for a fee.

3-69 Sec. 3908.107. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The

4-1 district may join and pay dues to a charitable or nonprofit
 4-2 organization that performs a service or provides an activity
 4-3 consistent with the furtherance of a district purpose.

4-4 Sec. 3908.108. ECONOMIC DEVELOPMENT. (a) The district may
 4-5 engage in activities that accomplish the economic development
 4-6 purposes of the district.

4-7 (b) The district may establish and provide for the
 4-8 administration of one or more programs to promote state or local
 4-9 economic development and to stimulate business and commercial
 4-10 activity in the district, including programs to:

4-11 (1) make loans and grants of public money; and

4-12 (2) provide district personnel and services.

4-13 (c) The district may create economic development programs
 4-14 and exercise the economic development powers provided to
 4-15 municipalities by:

4-16 (1) Chapter 380, Local Government Code; and

4-17 (2) Subchapter A, Chapter 1509, Government Code.

4-18 Sec. 3908.109. PARKING FACILITIES. (a) The district may
 4-19 acquire, lease as lessor or lessee, construct, develop, own,
 4-20 operate, and maintain parking facilities or a system of parking
 4-21 facilities, including lots, garages, parking terminals, or other
 4-22 structures or accommodations for parking motor vehicles off the
 4-23 streets and related appurtenances.

4-24 (b) The district's parking facilities serve the public
 4-25 purposes of the district and are owned, used, and held for a public
 4-26 purpose even if leased or operated by a private entity for a term of
 4-27 years.

4-28 (c) The district's parking facilities are parts of and
 4-29 necessary components of a street and are considered to be a street
 4-30 or road improvement.

4-31 (d) The development and operation of the district's parking
 4-32 facilities may be considered an economic development program.

4-33 Sec. 3908.110. ANNEXATION OF LAND. The district may annex
 4-34 land as provided by Subchapter J, Chapter 49, Water Code.

4-35 Sec. 3908.111. APPROVAL BY CITY. (a) Except as provided by
 4-36 Subsection (c), the district must obtain the approval of the city
 4-37 for:

4-38 (1) the issuance of bonds;

4-39 (2) the plans and specifications of an improvement
 4-40 project financed by bonds; and

4-41 (3) the plans and specifications of an improvement
 4-42 project related to the use of land owned by the city, an easement
 4-43 granted by the city, or a right-of-way of a street, road, or
 4-44 highway.

4-45 (b) The district may not issue bonds until the governing
 4-46 body of the city adopts a resolution or ordinance authorizing the
 4-47 issuance of the bonds.

4-48 (c) If the district obtains the approval of the city of a
 4-49 capital improvements budget for a period not to exceed 10 years, the
 4-50 district may finance the capital improvements and issue bonds
 4-51 specified in the budget without further approval from the city.

4-52 (d) The governing body of the city:

4-53 (1) is not required to adopt a resolution or ordinance
 4-54 to approve plans and specifications described by Subsection (a);
 4-55 and

4-56 (2) may establish an administrative process to approve
 4-57 plans and specifications described by Subsection (a) without the
 4-58 involvement of the governing body.

4-59 Sec. 3908.112. NO EMINENT DOMAIN POWER. The district may
 4-60 not exercise the power of eminent domain.

4-61 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

4-62 Sec. 3908.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The
 4-63 board by resolution shall establish the number of directors'
 4-64 signatures and the procedure required for a disbursement or
 4-65 transfer of district money.

4-66 Sec. 3908.152. MONEY USED FOR IMPROVEMENTS OR SERVICES.
 4-67 The district may acquire, construct, finance, operate, or maintain
 4-68 any improvement or service authorized under this chapter or Chapter
 4-69 375, Local Government Code, using any money available to the

5-1 district.

5-2 Sec. 3908.153. PETITION REQUIRED FOR FINANCING SERVICES AND
 5-3 IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a
 5-4 service or improvement project with assessments under this chapter
 5-5 unless a written petition requesting that service or improvement
 5-6 has been filed with the board.

5-7 (b) A petition filed under Subsection (a) must be signed by
 5-8 the owners of a majority of the assessed value of real property in
 5-9 the district subject to assessment according to the most recent
 5-10 certified tax appraisal roll for the county.

5-11 Sec. 3908.154. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)
 5-12 The board by resolution may impose and collect an assessment for any
 5-13 purpose authorized by this chapter in all or any part of the
 5-14 district.

5-15 (b) An assessment, a reassessment, or an assessment
 5-16 resulting from an addition to or correction of the assessment roll
 5-17 by the district, penalties and interest on an assessment or
 5-18 reassessment, an expense of collection, and reasonable attorney's
 5-19 fees incurred by the district:

5-20 (1) are a first and prior lien against the property
 5-21 assessed;

5-22 (2) are superior to any other lien or claim other than
 5-23 a lien or claim for county, school district, or municipal ad valorem
 5-24 taxes; and

5-25 (3) are the personal liability of and a charge against
 5-26 the owners of the property even if the owners are not named in the
 5-27 assessment proceedings.

5-28 (c) The lien is effective from the date of the board's
 5-29 resolution imposing the assessment until the date the assessment is
 5-30 paid. The board may enforce the lien in the same manner that the
 5-31 board may enforce an ad valorem tax lien against real property.

5-32 (d) The board may make a correction to or deletion from the
 5-33 assessment roll that does not increase the amount of assessment of
 5-34 any parcel of land without providing notice and holding a hearing in
 5-35 the manner required for additional assessments.

5-36 Sec. 3908.155. EXEMPTIONS. Section 375.162, Local
 5-37 Government Code, does not apply to an organization exempt from
 5-38 federal income tax under Section 501(a), Internal Revenue Code of
 5-39 1986, by being described by Section 501(c)(3) of that code,
 5-40 operating in the district. The organization is not exempt from
 5-41 paying a district assessment.

5-42 Sec. 3908.156. ASSESSMENT ABATEMENT. The district may
 5-43 designate reinvestment zones and may grant abatements of an
 5-44 assessment on property in the zones.

5-45 Sec. 3908.157. NO AD VALOREM TAX. The district may not
 5-46 impose an ad valorem tax.

5-47 SUBCHAPTER E. BONDS

5-48 Sec. 3908.201. AUTHORITY TO BORROW MONEY AND TO ISSUE BONDS
 5-49 AND OTHER OBLIGATIONS. (a) The district may borrow money on terms
 5-50 determined by the board.

5-51 (b) The district may issue, without an election, bonds,
 5-52 notes, or other obligations payable wholly or partly from
 5-53 assessments, impact fees, revenue, contract payments, grants, or
 5-54 other district money, or any combination of those sources of money,
 5-55 to pay for any authorized district purpose.

5-56 Sec. 3908.202. CITY NOT REQUIRED TO PAY DISTRICT
 5-57 OBLIGATIONS. Except as provided by Section 375.263, Local
 5-58 Government Code, the city is not required to pay a bond, note, or
 5-59 other obligation of the district.

5-60 SECTION 2. Rock Prairie Management District No. 1 initially
 5-61 includes all territory contained in the following area:

5-62 All that certain tract or parcel of land lying and being
 5-63 situated in the Crawford Burnett league (abstract no. 7), Robert
 5-64 Stevenson league (abstract no. 54) and Thomas Caruthers league
 5-65 (abstract no. 9) in College Station, Brazos County, Texas,
 5-66 generally being an area centered around the intersection of Rock
 5-67 Prairie Road and State Highway no. 6, and the boundary being more
 5-68 particularly described as follows:

5-69 Beginning at the intersection of the south right-of-way line

6-1 of Rock Prairie Road East (60 feet south of surveyed centerline) and
6-2 the east boundary of Block 7 of the Scott & White Healthcare
6-3 Subdivision (vol. 10179, pg. 50), being the northeast corner of Lot
6-4 1, Block 7 of said subdivision, and from where the City of College
6-5 Station GPS control monument no. 9 bears S 82° 02' 35" E - 7016.5
6-6 feet.
6-7 Thence along the east boundary lines of said Scott & White
6-8 subdivision as follows:
6-9 S 2° 42' 34" E - 1023.83 feet, S 50° 49' 32" W - 930.60
6-10 feet, S 47° 37' 11" E - 128.13 feet and S 41° 15' 39" W - 1224.44 feet
6-11 to the northeast right-of-way line of State Highway no. 6;
6-12 Thence along the said highway northeast right-of-way lines as
6-13 follows:
6-14 S 34° 27' 26" E - 55.00 feet, S 27° 43' 31" E - 192.30
6-15 feet, S 36° 45' 17" E - 383.87 feet and S 42° 27' 25" E - 105.18 feet
6-16 to a southeast line of that M.D. Wheeler, Ltd. 10.01 acre Tract One
6-17 (vol. 3007, pg. 341);
6-18 Thence along the southeast lines of said M.D. Wheeler Tract
6-19 One and the southwest lines of 71.52 acre Tract Two as follows:
6-20 N 41° 43' 32" E - 194.25 feet, N 21° 27' 46" E - 145.09
6-21 feet, S 46° 46' 09" E - 304.24 feet and S 47° 42' 33" E - 177.08 feet
6-22 to the west corner of that IHD Properties, LLC 2.77 acre Tract One
6-23 (vol. 10144, pg. 203);
6-24 Thence along the north, east and south lines of said IHD
6-25 Properties tract as follows:
6-26 N 72° 19' 02" E - 202.14 feet, S 47° 42' 56" E - 638.83
6-27 feet and S 42° 17' 04" W - 175.00 feet to the northeast common corner
6-28 of the Harley Subdivision (vol. 3961, pg. 236) and Cooper's
6-29 Subdivision (vol. 4708, pg. 230) in a southwest line of said Wheeler
6-30 Tract Two;
6-31 Thence S 47° 42' 16" E - 1053.70 feet along the northeast line
6-32 of said Cooper's Subdivision and continuing along the northeast
6-33 line of the Barker Subdivision (vol. 5101, pg. 182) to its east
6-34 corner;
6-35 Thence S 38° 51' 07" W - 279.95 feet along the southeast line
6-36 of said Barker Subdivision to its south corner in the northeast line
6-37 of State Highway no. 6, also being a west corner of the City of
6-38 College Station 46.60 acre tract (vol. 3310, pg. 321);
6-39 Thence crossing said highway and along its southwest
6-40 right-of-way lines as follows:
6-41 S 58° 32' 52" W - 371.50 feet, N 49° 25' 00" W - 238.23
6-42 feet, N 43° 42' 22" W - 201.00 feet, N 49° 25' 00" W - 1400.00 feet, N
6-43 46° 52' 14" W - 413.20 feet, N 38° 34' 52" W - 507.10 feet, N 32° 13'
6-44 53" W - 534.28 feet, N 27° 56' 32" W - 200.56 feet, N 32° 13' 53" W -
6-45 400.00 feet, N 35° 05' 29" W - 200.28 feet and N 82° 25' 23" W - 78.10
6-46 feet to the westerly north corner of Lot 1, Block 1 of Graham Corner
6-47 Plaza (vol. 5878, pg. 129) in the southeast line of Graham Road;
6-48 Thence N 40° 30' 48" W - 71.60 feet across Graham Road to the
6-49 east corner of the remainder of the Jack E. Winslow, Jr. 3.0 acre
6-50 tract (vol. 2291, pg 140 and vol. 2835, pg. 180) in the northwest
6-51 line of Graham Road (vol. 2086, pg. 58);
6-52 Thence N 32° 13' 25" W - 311.17 feet, along the southwest
6-53 right-of-way line of State Highway no. 6, to the north corner of the
6-54 said Winslow 3.0 acre tract;
6-55 Thence N 43° 01' 34" W - 187.16 feet, continuing along the
6-56 southwest highway right-of-way to its intersection with the
6-57 southeast right-of-way line of Birmingham Drive, at the north
6-58 corner of Lot 1, Block 2 of Belmont Place (vol. 816, pg. 681);
6-59 Thence S 56° 19' 13" W - 882.77 feet, along the said southeast
6-60 line of Birmingham Drive, along the northwest line of said Belmont
6-61 Place (vol. 816, pg. 681), Belmont Place Section Three (vol. 9485,
6-62 pg. 231) and across Longmire Drive to the westerly north corner of
6-63 Lot 3, Block Four of Belmont Place Section Three (vol. 8104, pg.
6-64 183);
6-65 Thence along the east, south and west lines of said Lot 3,
6-66 Block Four as follows:
6-67 S 76° 46' 03" E - 34.73 feet, S 33° 37' 31" E - 63.93 feet
6-68 to the beginning of a tangent curve to the right with a radius of
6-69 605.00 feet, along said curve through a central angle of 13° 05' 29"

7-1 to the point of tangency, S 20° 32' 02" E - 77.73 feet to the east
7-2 corner of Lot 3, S 56° 19' 13" W - 192.21 feet and N 33° 40' 47" W -
7-3 302.00 feet to the west corner of Lot 3 in the southeast line of
7-4 Birmingham Drive;

7-5 Thence along the southeast right-of-way lines of Birmingham
7-6 Drive (vol. 1024, pg. 826) as follows:
7-7 S 56° 19' 13" W - 578.30 feet to the beginning of a
7-8 tangent curve to the left with a radius of 379.78, along said curve
7-9 through a central angle of 8° 39' 09" to the point of tangency and S
7-10 47° 40' 04" W - 248.52 feet to the northeast line of the City of
7-11 College Station 35.00 acre tract (vol. 692, pg. 506);

7-12 Thence along the northeast lines of the said City 35.00 acre
7-13 tract as follows:
7-14 S 48° 01' 03" E - 522.82 feet and S 46° 38' 56" E - 421.66
7-15 feet to the northwest right-of-way of Graham Road (vol. 1955, pg.
7-16 245);

7-17 Thence along the said northwest right-of-way lines of Graham
7-18 Road as follows:
7-19 S 41° 33' 01" W - 18.30 feet, S 42° 04' 18" W - 521.46 feet
7-20 and S 41° 03' 13" W - 319.08 feet to the southwest line of said 35.00
7-21 acre tract;

7-22 Thence N 47° 40' 02" W - 1753.06 feet along the said southwest
7-23 line of the 35.00 acre tract to the west corner of same in the common
7-24 line of the F.M. and Olive Arnold 50 acre tract (vol. 200, pg. 445)
7-25 and the Texas Hotel Management Corporation 17.215 acre tract (vol.
7-26 3665, pg. 248);

7-27 Thence along the said common Arnold and Texas Hotel lines and
7-28 continuing along the northwest lines of Arnold Road (vol. 5027, pg.
7-29 162) as follows:
7-30 S 43° 02' 52" W - 190.23 feet, S 42° 48' 34" E - 37.00
7-31 feet, S 43° 06' 26" W - 10.80 feet, N 42° 48' 34" W - 37.00 feet, S 43°
7-32 06' 26" W - 34.60 feet, S 65° 14' 25" W - 160.32 feet, N 47° 33' 07" W -
7-33 32.38 feet, S 63° 10' 11" W - 180.26 feet, to the beginning of a
7-34 tangent curve to the left with a radius of 405.00 feet, along said
7-35 curve through a central angle of 17° 37' 25" to the end of said
7-36 curve, and S 55° 19' 37" W - 5.32 feet to the east corner of the City
7-37 of College Station 9.93 acre tract (vol. 448, pg. 230);

7-38 Thence along the south, west and north boundary of Brian
7-39 Bachmann Athletic Park (formerly Southwood Athletic Park) and
7-40 continuing along Rock Prairie Road as follows:
7-41 S 41° 59' 07" W - 1027.13 feet along the northwest line
7-42 of Arnold Road and southeast lines of the said City 9.93 acre tract
7-43 and the City 15.89 acre tract (vol. 448, pg. 232), N 43° 45' 01" W -
7-44 1185.92 feet, along the southwest line of said 15.89 acre tract to
7-45 the southeast right-of-way line of Rock Prairie Road (80' R.O.W. -
7-46 vol. 779, pg. 571), N 51° 57' 01" E - 1177.50 feet along said
7-47 southeast line of Rock Prairie Road to the beginning of a tangent
7-48 curve to the right with a radius of 1006.62 feet in the southeast
7-49 boundary of Southwood Terrace Phase 3-C (vol. 523, pg. 431), along
7-50 said curve through a central angle of 8° 11' 51" to the point of
7-51 tangency, N 60° 08' 52" E - 1486.99 feet along the southeast boundary
7-52 of Southwood Terrace Phase 3-B (vol. 579, pg. 380) and Phase 3-A
7-53 (vol. 519, pg. 378) to the beginning of a tangent curve to the right
7-54 with a radius of 960.00 feet, along said curve through a central
7-55 angle of 18° 38' 31" to the point of tangency, N 78° 47' 23" E - 14.90
7-56 feet and N 11° 12' 37" W - 79.72 feet across Rock Prairie Road to the
7-57 southwest corner of the Remington Subdivision (vol. 1239, pg. 219);

7-58 Thence along the west boundary lines of said Remington
7-59 Subdivision, the northwest boundary of Tract B, Ponderosa Place
7-60 Section Two (vol. 2680, pg. 321) and Longmire Place (vol. 3377, pg.
7-61 155) and along the southwest boundary of Ponderosa Place (vol. 490,
7-62 pg. 169) as follows:
7-63 N 26° 55' 04" W - 252.32 feet, N 17° 18' 19" E - 259.07
7-64 feet, N 42° 34' 17" E - 624.79 feet and N 40° 39' 13" W - 796.43 feet
7-65 to the west corner of Lot 4, Block 21 of Ponderosa Place, in the
7-66 southeast line of Ponderosa Road;

7-67 Thence N 49° 20' 47" E - 1150.00 feet, along the southeast
7-68 right-of-way line of Ponderosa Road, to the north corner of Lot 1,
7-69 Block 19 of Ponderosa Place, in the southwest right-of-way of State

8-1 Highway no. 6;

8-2 Thence along the said highway southwest right-of-way lines as
8-3 follows:

8-4 S 40° 39' 13" E - 480.00 feet, S 32° 12' 28" E - 185.04
8-5 feet, S 41° 13' 02" E - 80.23 feet and S 17° 22' 13" E - 34.06 feet to
8-6 the southeast line of Lot 1, Block 20 of Ponderosa Place;

8-7 Thence N 78° 53' 01" E - 493.32 feet, across State Highway no.
8-8 6 to the west corner of Lot 2-B, Block One of Cornerstone Commercial
8-9 Section One (vol. 3922, pg. 282) in the southeast right-of-way line
8-10 of Woodcreek Drive;

8-11 Thence along the southeast right-of-way of Woodcreek Drive as
8-12 follows:

8-13 Along the arc of a curve to the right with a radius of
8-14 890.00 feet, through a central angle of 9° 52' 07", the chord of
8-15 which bears N 52° 46' 54" E - 153.10 feet, N 57° 42' 58" E - 318.00
8-16 feet to the beginning of a tangent curve to the left with a radius of
8-17 835.00 feet, along said curve through a central angle of 8° 00' 00"
8-18 to the north corner of Lot 1 (vol. 3283, pg. 201);

8-19 Thence along the northeast lines of Lot 1 and Lot 2-A of said
8-20 Cornerstone Commercial Section One as follows:

8-21 S 40° 17' 03" E - 155.81 feet to the east common corner of
8-22 Lot 1 and Lot 2-A and the beginning of a tangent curve to the right
8-23 with a radius of 600.00 feet, along said arc through a central angle
8-24 of 16° 01' 29" to the point of tangency, and S 24° 15' 34" E - 280.69
8-25 feet to the most easterly corner of said Lot 2-A;

8-26 Thence along the south boundary lines of Woodcreek Section 4
8-27 (vol. 1315, pg. 217), Section Six South (vol. 2109, pg. 199) and
8-28 Section Seven (vol. 2580, pg. 113), defining the north boundary
8-29 lines of the remainder of the Edward Jr. and Beatrice Uvaceck tract
8-30 (vol. 274, pg. 383 and vol. 321, pg. 664), as follows:

8-31 N 24° 13' 07" E - 555.17 feet, N 79° 45' 53" E - 313.69
8-32 feet, S 48° 05' 30" E - 216.00 feet, S 44° 28' 03" E - 75.26 feet, S 28°
8-33 11' 32" E - 108.12 feet, S 34° 34' 23" E - 162.74 feet, S 39° 46' 00" E
8-34 - 149.62 feet, S 44° 34' 42" E - 282.83 feet, N 24° 16' 33" E - 134.65
8-35 feet and N 68° 52' 20" E - 230.83 feet to the northwest corner of the
8-36 Riviera Addition (vol. 6607, pg. 97);

8-37 Thence S 15° 28' 15" E - 269.56 feet, along the west line of
8-38 said Riviera Addition, to the north right-of-way line of Rock
8-39 Prairie Road East (59.0 feet north of surveyed centerline);

8-40 Thence S 86° 27' 34" E - 961.09 feet, along said north
8-41 right-of-way line, to its intersection with an extension of the
8-42 east boundary of Block 7 of the Scott & White Healthcare
8-43 Subdivision;

8-44 Thence S 2° 42' 34" E - 120.04 feet, across Rock Prairie Road,
8-45 to the Point of Beginning and containing 437.07 acres of land more
8-46 or less.

8-47 SECTION 3. (a) The legal notice of the intention to
8-48 introduce this Act, setting forth the general substance of this
8-49 Act, has been published as provided by law, and the notice and a
8-50 copy of this Act have been furnished to all persons, agencies,
8-51 officials, or entities to which they are required to be furnished
8-52 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
8-53 Government Code.

8-54 (b) The governor, one of the required recipients, has
8-55 submitted the notice and Act to the Texas Commission on
8-56 Environmental Quality.

8-57 (c) The Texas Commission on Environmental Quality has filed
8-58 its recommendations relating to this Act with the governor,
8-59 lieutenant governor, and speaker of the house of representatives
8-60 within the required time.

8-61 (d) The general law relating to consent by political
8-62 subdivisions to the creation of districts with conservation,
8-63 reclamation, and road powers and the inclusion of land in those
8-64 districts has been complied with.

8-65 (e) All requirements of the constitution and laws of this
8-66 state and the rules and procedures of the legislature with respect
8-67 to the notice, introduction, and passage of this Act have been
8-68 fulfilled and accomplished.

8-69 SECTION 4. This Act takes effect immediately if it receives

9-1 a vote of two-thirds of all the members elected to each house, as
9-2 provided by Section 39, Article III, Texas Constitution. If this
9-3 Act does not receive the vote necessary for immediate effect, this
9-4 Act takes effect September 1, 2013.

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